143.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	875,000 /	875,000
USE VALUE:	875,000 /	875,000
ASSESSED:	875,000 /	875,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN WINSLOW M/ETAL
Owner 2:	SCHIPPERT CORINNE
Owner 3:	
Street 1:	20 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTIN WINSLOW M -
Owner 2:	-
Street 1:	20 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5350.000	403,600	7,000	464,400	875,000
Total Card	0.123	403,600	7,000	464,400	875,000
Total Parcel	0.123	403,600	7,000	464,400	875,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.48 | /Parcel: 402.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92651
GIS Ref	
GIS Ref	
Insp Date	04/24/18

!11095!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	403,600	7000	5,350.	464,400	875,000		Year end	12/23/2021
2021	101	FV	391,000	7000	5,350.	464,400	862,400		Year End Roll	12/10/2020
2020	101	FV	391,000	7000	5,350.	464,400	862,400	862,400	Year End Roll	12/18/2019
2019	101	FV	292,700	7000	5,350.	435,400	735,100	735,100	Year End Roll	1/3/2019
2018	101	FV	292,700	7000	5,350.	359,900	659,600	659,600	Year End Roll	12/20/2017
2017	101	FV	292,700	7000	5,350.	330,900	630,600	630,600	Year End Roll	1/3/2017
2016	101	FV	292,700	7000	5,350.	301,900	601,600	601,600	Year End	1/4/2016
2015	101	FV	285,300	7000	5,350.	296,100	588,400	588,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:53:58

LAST REV

Date	Time
05/14/18	10:19:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11095

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN WINSLOW	31115-250		2/7/2000	Family	1	No	No		
MARTIN STEPHANI	26819-282		11/13/1996			No	No		A

USER DEFINED

Prior Id # 1:	92651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2016	1302	Solar Pa	17,100	C				
11/28/2007	1092	Manual	7,000	C		G9	GR FY09	convert gar to wor
6/20/2006	489	Redo Kit	14,000			G8	GR FY08	
11/23/2001	896	Addition	70,000	C				REMOVE PORCH-ADD R

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	TTL REFUSAL	BS	Barbara S
1/21/2009	Meas/Inspect	372	PATRIOT
5/20/2002	Permit Visit	PM	Peter M
10/15/1999	Meas/Inspect	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5350		Sq. Ft.	Site		0	80.	1.09	9									464,401						464,400	

Total AC/HA:	0.12282	Total SF/SM:	5350	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	464,401	Spl Credit		Total:	464,400

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13298059
Const Adj.:	0.98990101
Adj $ / SQ:	145.800
Other Features:	84523
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495782
Depreciation:	92216
Depreciated Total:	403567

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

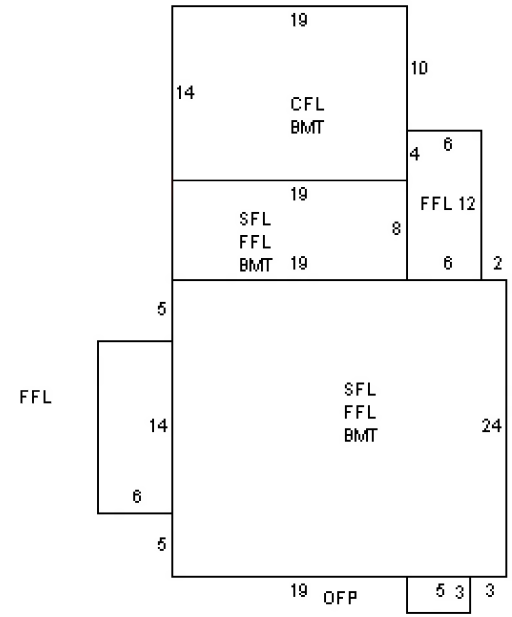
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.38
Special Features:	0	Val/Su Net:	123.99
Final Total:	403600	Val/Su SzAd	185.65

SKETCH



UnSketched SubAreas:
FAD: 152,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,066	43.740	46,627
FFL	First Floor	956	145.800	139,385
SFL	Second Floor	800	145.800	116,640
CFL	Cathflr	266	153.090	40,722
FAD	Addition	152	145.800	22,162
OFP	Open Porch	15	43.560	653

Net Sketched Area:	3,255			Total:	366,189
Size Ad	2174	Gross Area	3255	FinArea	2174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
15	Shop	D	Y	1	11X19	G	VG	1930	42.13	T	20	101			7,000			7,000

More: N	Total Yard Items:	7,000	Total Special Featues:		Total: 7,000